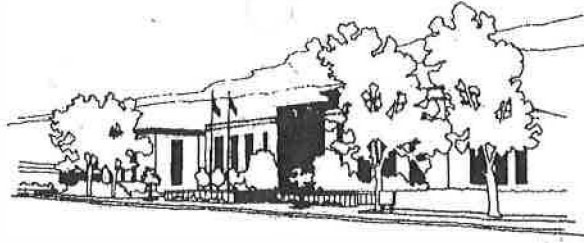


City of San Leandro

Civic Center, 835 E. 14th Street
San Leandro, California 94577
www.sanleandro.org



July 16, 2015

Mr. Brian Ritter
Homeowner Association Services
2266 Camino Ramon
San Ramon, California 94583

Subject: Heron Bay Homeowners Association Kiosk Proposal

Dear Mr. Ritter:

Thank you for presenting and preparing the narrative (attached) and exhibits for the proposal referenced above. Staff has held numerous meetings, including a meeting with BCDC staff, to review and evaluate the proposal. The City is unable to vacate the public right-of-way encompassing the Lewelling Boulevard circle due to a BCDC requirement to enhance Bay Trail access by providing on-street parking to vehicles in the perimeter of the circle. The use of the parking spaces in the circle and the placement and operation of the proposed staffed kiosk would be in conflict as the public on-street parking in the circle would not leave sufficient room for the operation of a staffed security kiosk. These two additional uses would create an unsafe situation for vehicles and thus would not be compatible for public health, safety and general welfare. The proposed license plate camera/readers appear to be appropriately placed on private property.

Staff identified two alternatives the Association may want to explore. They are as follow:

- Place the kiosk outside of the public right-of-way on private property. The kiosk should not be placed in the path of pedestrians nor in a location that would appear to obstruct or prevent people to access the bay.
- The placement of gates off of the Bayfront Drive side streets: Heron Drive, Harbor Way, Oceanside Way, and Anchorage Drive. The proposed gates should be setback from Bayfront Drive so as not to have any deterrent view along Bayfront Drive for Bay Trail users including pedestrians and bicyclists. It must be noted, however, that the City's General Plan policy is to not gate residential communities and the Planning Commission would need to review to approve this approach.

Pauline Russo Cutter, Mayor

City Council:

Deborah Cox
Jini Prola

Benny Lee
Ursula Reed

Corina N. López
Lee Thomas



If you have any questions regarding this information provided, please contact Elmer Penaranda, Senior Planner, at epenaranda@sanleandro.org or 510-577-3314.

Sincerely,



Cynthia Battenberg, Director
Community Development Department

Attachment: Heron Bay HOA Kiosk Proposal

Cc w/o att: Keith Cooke, Director, Engineering and Transportation Department
Debbie Pollart, Director, Public Works Department
Tom Liao, Deputy Director, Community Development Department
Maggie Weber, Enforcement, Coastal Program Analyst II, BCDC
Adrienne Klein, Chief of Enforcement, BCDC
Elmer Penaranda, Senior Planner

Heron Bay HOA Kiosk Proposal

Facts: Recurring violent crime within the Heron Bay neighborhood has become a significant concern for the 629 families that live here. The initial HOA proposal submitted last year included an automated gate system that would control vehicular access to the private streets and parks within the Community. Following the City Council's denial of our proposal, the HOA leadership sought out an alternative to discourage the criminal element from coming into the community in search of the next victim. The initial implementation involved hiring a security firm to provide a manned presence during key hours to monitor vehicles coming into the community. This presence has had a positive impact on reduced criminal activity within the neighborhood. Logistically this pilot program has disclosed several factors that need further refining going forward. What follows is a proposal that addresses the stated concerns of the City, the BCDC, and the residents of Heron Bay while enhancing both the public access to the Bay Trail and providing a reasonable method of monitoring vehicular traffic coming onto the property.

Kiosk Proposal: The HOA seeks to erect a welcoming entry Kiosk at the entrance to the Community which assists Bay Trail users, as well as other visitors and guests coming into the Community;

The HOA to provide additional Bay Trail directional signage per BCDC guidelines, to help members of the public navigate through the Community to the Trail Head;

The HOA to provide an attendant at the Kiosk who will greet guests and visitors with a scripted message and direct them to their stated destination within the Community. Staffing hours TBD by HOA from time to time;

The HOA to provide shared vehicular parking spaces at the westerly end of Bayfront Drive for use by Bay Trail users during daylight hours plus one hour past sunset. At all other times, HOA permit parking rules would apply. These spaces would be marked to include 2 handicapped (Blue) spaces and 8 non-handicapped spaces. This offer of on-site parking is conditioned upon the entire kiosk proposal being approved and permitted by the City and BCDC;

The HOA to provide license plate reader (LPR) cameras at strategic locations to monitor all vehicles coming into the Community with monitoring capability housed within the Kiosk;

The HOA to provide the Kiosk attendant with shelter from the weather, a rest room, and drinking water.

City and BCDC concerns: This Kiosk proposal provides a non-intrusive enhancement for all Bay Trail pedestrians and Bicyclists while adding the convenience of shared parking on site for those Trail users who come by way of motor vehicle on a first come, first served space available basis.

City of San Leandro participation: This creative solution to a "hard spot" problem may be novel however, at a time when public/private partnerships are being used to facilitate problem solving that would not otherwise be possible, this makes perfect sense. The City needs to determine a way to allow the HOA to construct the Kiosk within the center planter area of the roundabout at the end of Lewelling Blvd. This may take any number of forms. Examples include sale, an exclusive easement, a license, a long term lease, a joint powers agency,

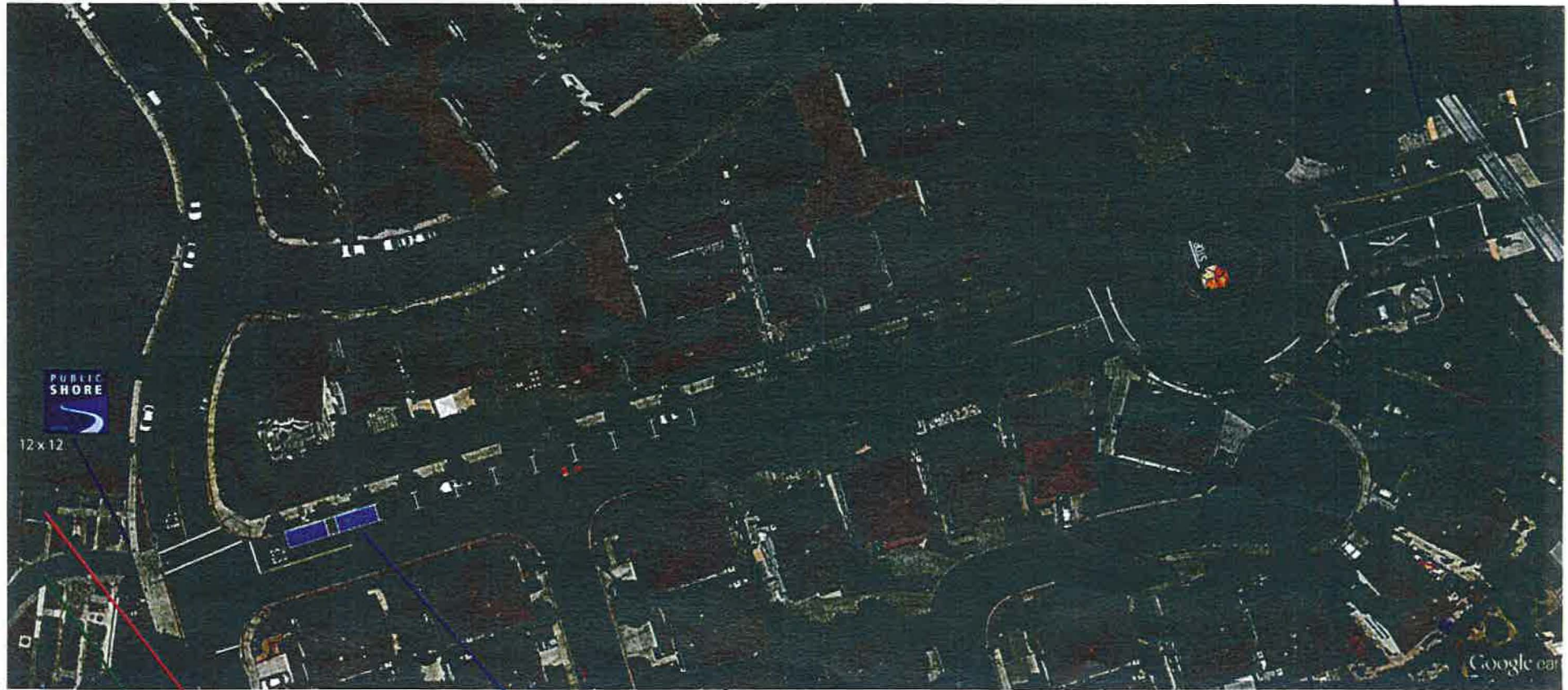
Incentives for the City include that Kiosk construction costs (estimated at \$100,000) and LPR equipment would be paid by the HOA, ongoing Attendant staffing and LPR equipment maintenance would be paid by the HOA, a more welcoming entrance to the Bay Trail access, and onsite parking capability for Bay Trail users as described above.

The parking concessions by the HOA are contingent upon City and BCDC approval of the Kiosk proposal.

May 2015
Heron Bay HoA proposal

SF Bay Trail - Bayfront Drive Access

N ↑



Interpretive Shelter

Disabled Parking

Public Access Parking

Entry Kiosk



Bay Trail Access

Heron Bay HoA - Jan 15, 2015

Heron Bay entry sign

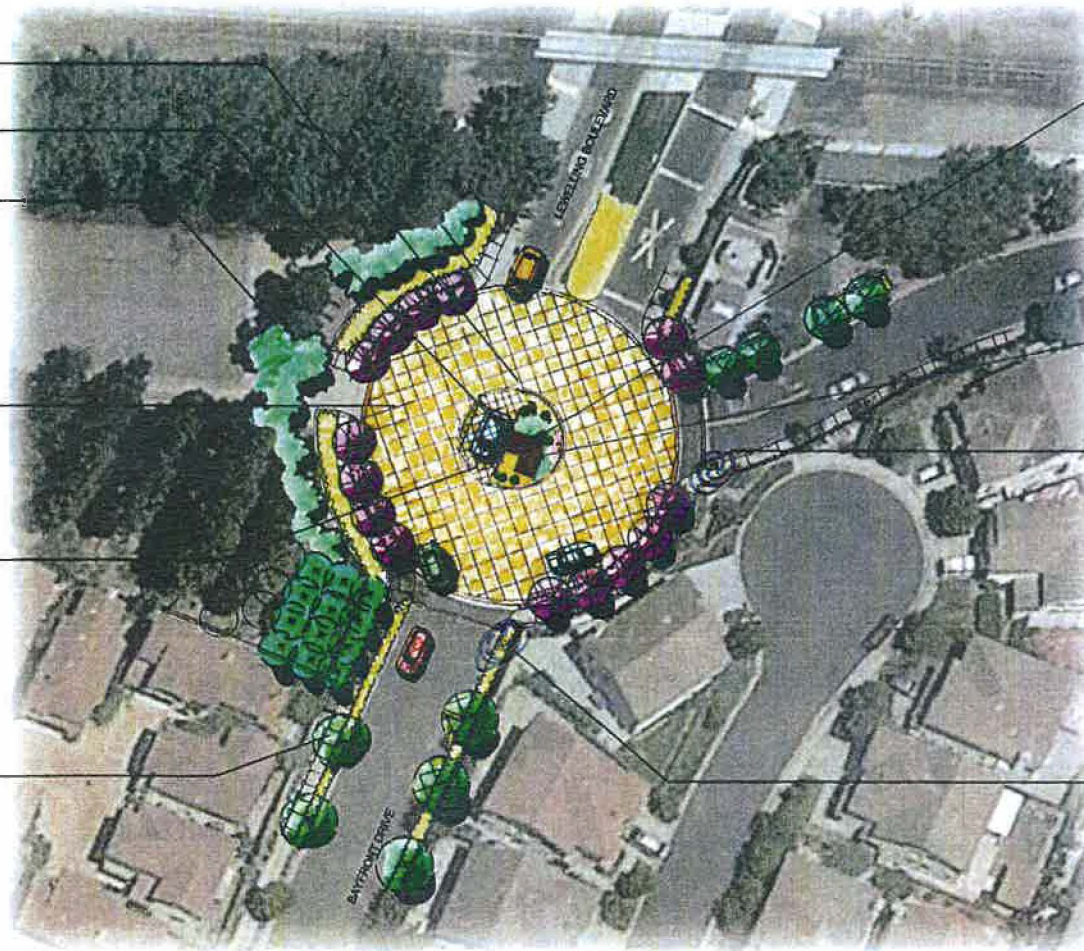
Entry kiosk

Existing tree canopy

Resident's driveway

16' wide visitor's driveway

Existing street trees



License plate reader/camera on column pedestals matching entry kiosk. Located on each side of Anchorage Drive.

License plate reader/camera on column pedestals matching entry kiosk. Located on each side of Bayfront Drive.

PLAN VIEW

Scale 1"=30'-0"



Roundabout Enhancements

San Leandro, California

April, 03, 2015

Edited from:
R3 Studios
HB HoA